



# THE MULTIFAMILY FIRM™

*MultifamilyFirm.com*

## Revised List Price!



**2007 Construction Townhome-Style Duplex w/ Private Pools**



**\$1,097,500  
NEW PRICE**



**5,682 SF  
BUILDING AREA**



**BUILT IN  
2007**



**SARASOTA  
FLORIDA**



**3 BD / 2.5 BA  
UNITS W/ POOLS**

**ACCESS OFFERING MEMORANDUM FOR FULL DETAILS AT [MULTIFAMILYFIRM.COM](https://MultifamilyFirm.com)**





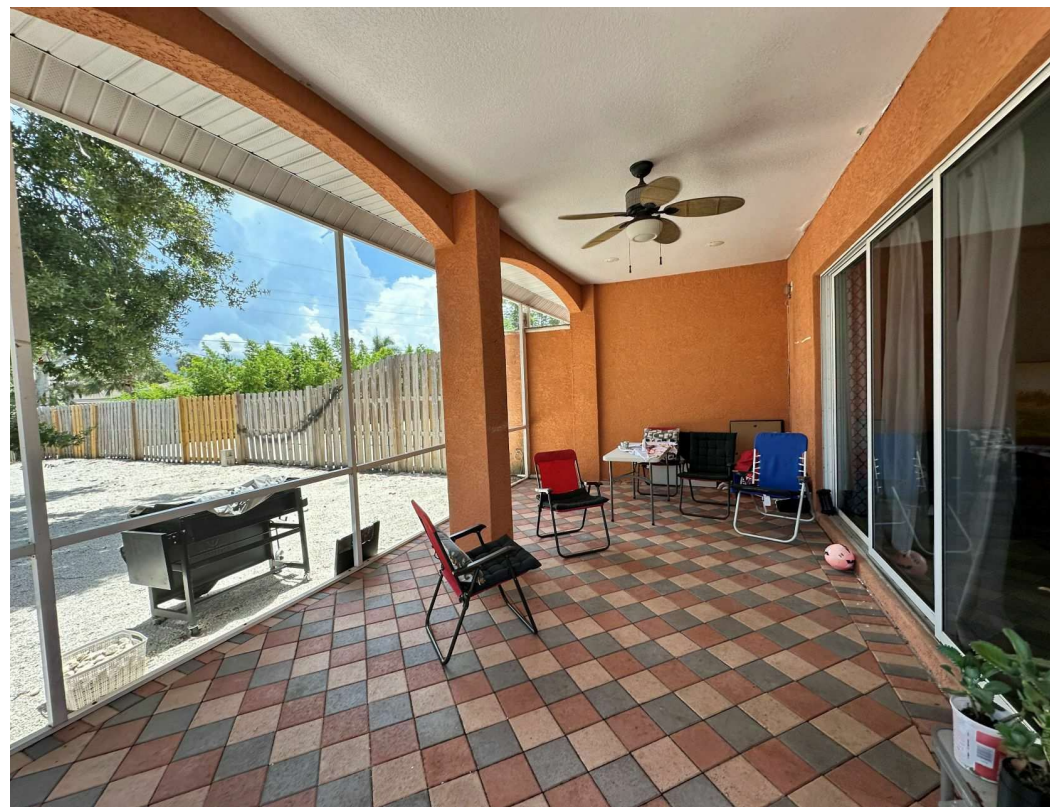
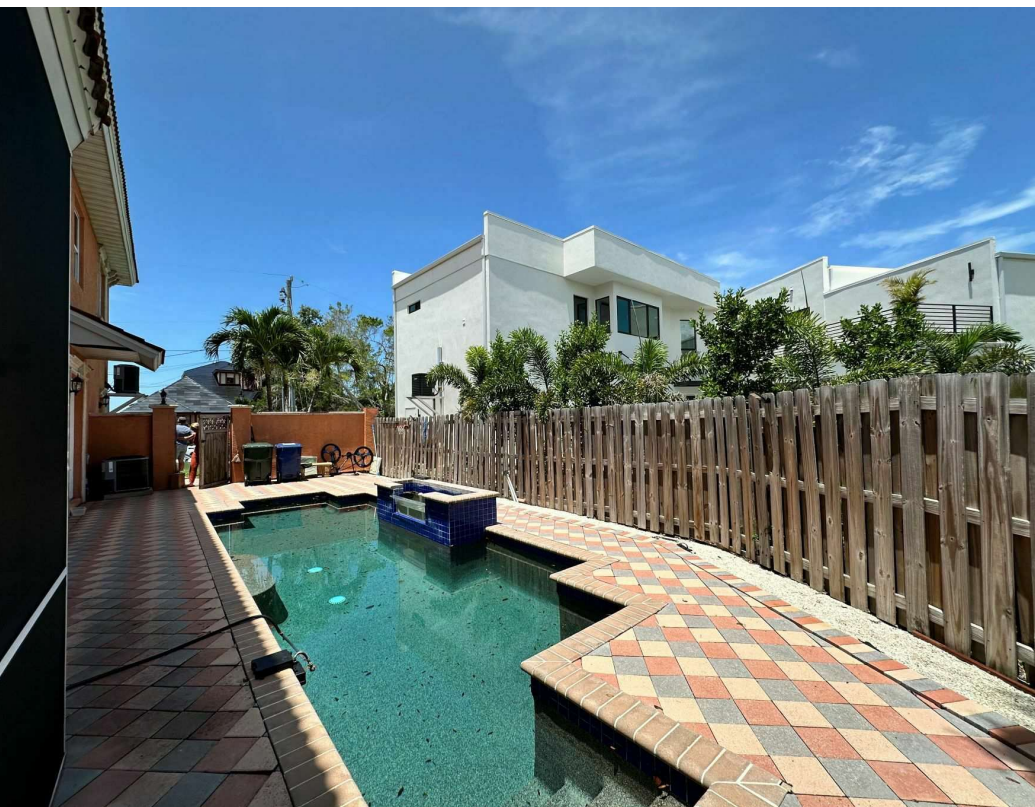




## PROPERTY HIGHLIGHTS

- Superior 2007 Masonry Construction Situated in a Non-Flood Zone,
- Spacious Townhome-Style Units, Each Featuring 3-Bedrooms / 2.5-Bathrooms, a Private Swimming Pool (One Screened), Attached Two-Car Garage, Screened Patio, & Private Yard
- Property Includes 3 Legal Parcels – Two for the Units & One for Common Area – Potential for a Future Condo Exit Strategy
- Premier Investment Opportunity Located in the Desirable Enclave of Coquina Island, Just Minutes from Siesta Key
- Utilities Separately Metered & Paid by Tenants, Significantly Reducing Expenses
- Layout Offers the Livability of a Single-Family Residence w/ the Operational Benefits of Multifamily
- Located in Close Proximity to Siesta Key, Creating Strong Potential for Conversion to Short-Term Vacation Rental Use to Maximize Revenue
- Exceptional Combination of Location, Construction Quality, and Flexibility, Offering Both Strong Current Income and Long-Term Exit Optionality
- Clever Opportunity to Live in a Highly Demanded Community & Leverage Rents to Pay Mortgage & Build Equity









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THE  
MULTIFAMILY  
FIRM™

# 2119-2125 Montclair

One-of-a-Kind Multifamily Asset in Sarasota, FL

View Offering Memorandum for Full Details at...  
[MultifamilyFirm.com](https://www.MultifamilyFirm.com)

## FOR MORE INFORMATION CONTACT:

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